



Press Release

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El Monte City Council Approves the Bannister Housing Development

The Project, includes 22 new two-story homes and will generate more than \$2.4 million in revenues to City and local school districts

El Monte, Calif. — On Tuesday, Sept. 15, the El Monte City Council voted to approve the Bannister Housing Development, a new residential housing project that will bring 22 quality, new homes to the City.

"I hear every day that we need to build more housing in El Monte," El Monte Mayor Andre Quintero said. "In order for our community to continue to thrive, we must attract and keep families in our City. By approving the Bannister Housing Development, 22 new families will now be able to call El Monte home."

The project first came to the City Council in April 2015 and, after hearing the concerns of neighbors, the Council asked for significant changes to be made to make the project a better fit for the surrounding neighborhood. The developer, El Monte Homes, LLC, made several changes as a result of this feedback, including: reducing the number of units; creating open common space that can be used for future recreational purposes; and adding additional guest parking spaces. As a result of feedback, the Council also asked for additional traffic, pedestrian, soil and geotechnical studies. The traffic study showed no significant traffic impacts; some intersections actually improved with the project in place.

The 3.1 acre Bannister Housing Development, includes properties at 4422 & 4436 Bannister Avenue and vacant property behind Ledesma High School, which is currently owned by the El Monte Union High School District. The sale of the property will immediately generate \$1.4 million for the El Monte Union High School District and the project is estimated to generate more than \$1 million in tax revenues for the City and El Monte schools over the next 10 years.

The four- and five-bedroom homes will vary from 1,693 square feet to 2,467 square feet and will all have two-car garages. Two units will be made affordable for income qualified families. The project will also provide public access to the San Gabriel River Trail.

“By listening to our residents’ concerns, we have made this project better,” Councilwoman Victoria Martinez said. “The Bannister Housing Development will make the surrounding streets safer, with better walkability, faster access for fire and police and provide an entrance to the river trail for our community to enjoy.”

The project will connect Bannister Avenue and Star Street and improve portions of Bannister with curbs and sidewalks. These features will improve pedestrian safety in the neighborhood and overall vehicle and pedestrian circulation for nearby Durfee Elementary school. A new 3-way stop sign will also be added at Bannister Avenue and the project entrance.

“We heard loud and clear the need to refine the project to make it work for our adjacent neighborhoods,” said Councilmember Juventino “J” Gomez. “Not only does the project fit the surrounding community better, it brings needed new revenue to support our essential City services.”

PHOTO: Rendering of the Bannister Housing Development

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